



3820 Divisadero Street

Six (6) Units | Two (2) Car Parking
Marina District | San Francisco

Price: \$3,250,000

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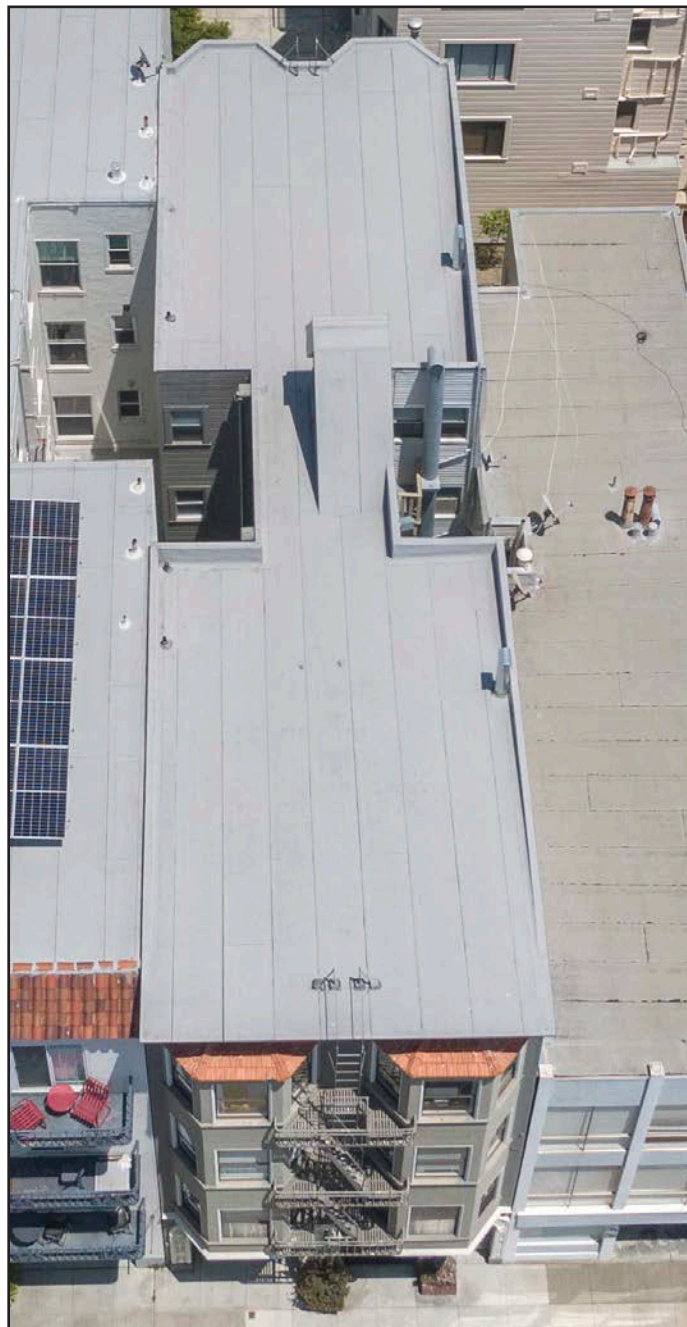
3820 Divisadero Street is the quintessential Marina apartment building. Located steps from Marina Boulevard and Marina Green, the 5,955 sq/ft building houses six (6) spacious one-bedroom units and two-car parking. The units are all large one-bedrooms averaging over 900 sq/ft each based on tax records. Four of the six units have been tastefully updated.

The property has been in the same family for decades. The building has updated 400 amp electrical service and it was seismic retrofitted voluntarily in 1990 and again in 2016. The heat is provided by a boiler. The roof was replaced within the last 5 years.

3820 Divisadero Street offers tenants the genuine San Francisco living experience that they are looking for. The Marina Green with views of Alcatraz and the Golden Gate Bridge is at the end of the block. The Palace of Fine Arts is two blocks West. Chestnut Street is a 7 minute walk from the front door. The units are large, filled with natural light, period charm, and modern services. This is a rare opportunity to own a true gem in the Marina.

PROPERTY OVERVIEW

LIST PRICE: \$3,250,000



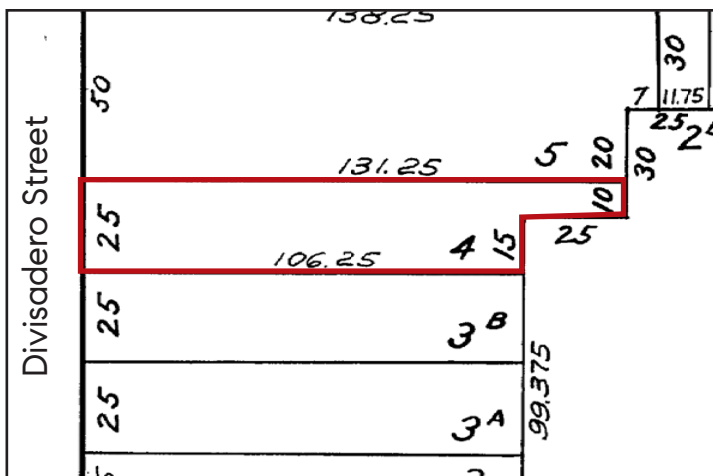
3820 DIVISADERO STREET

Year Built	1927
Parcel Number	0912 004
# of Units	Six (6)
Unit Mix	Six (6) 1bed/1 bath
Parking	Two (2) car garage
Sq. Feet ¹	5,955 sq/ft
Lot Sq. Feet ¹	2,905 sq/ft
Neighborhood	Marina (7A)
Zoning	RM3

¹Per SF City/DBI records. Buyer to verify

STRUCTURE + SYSTEMS

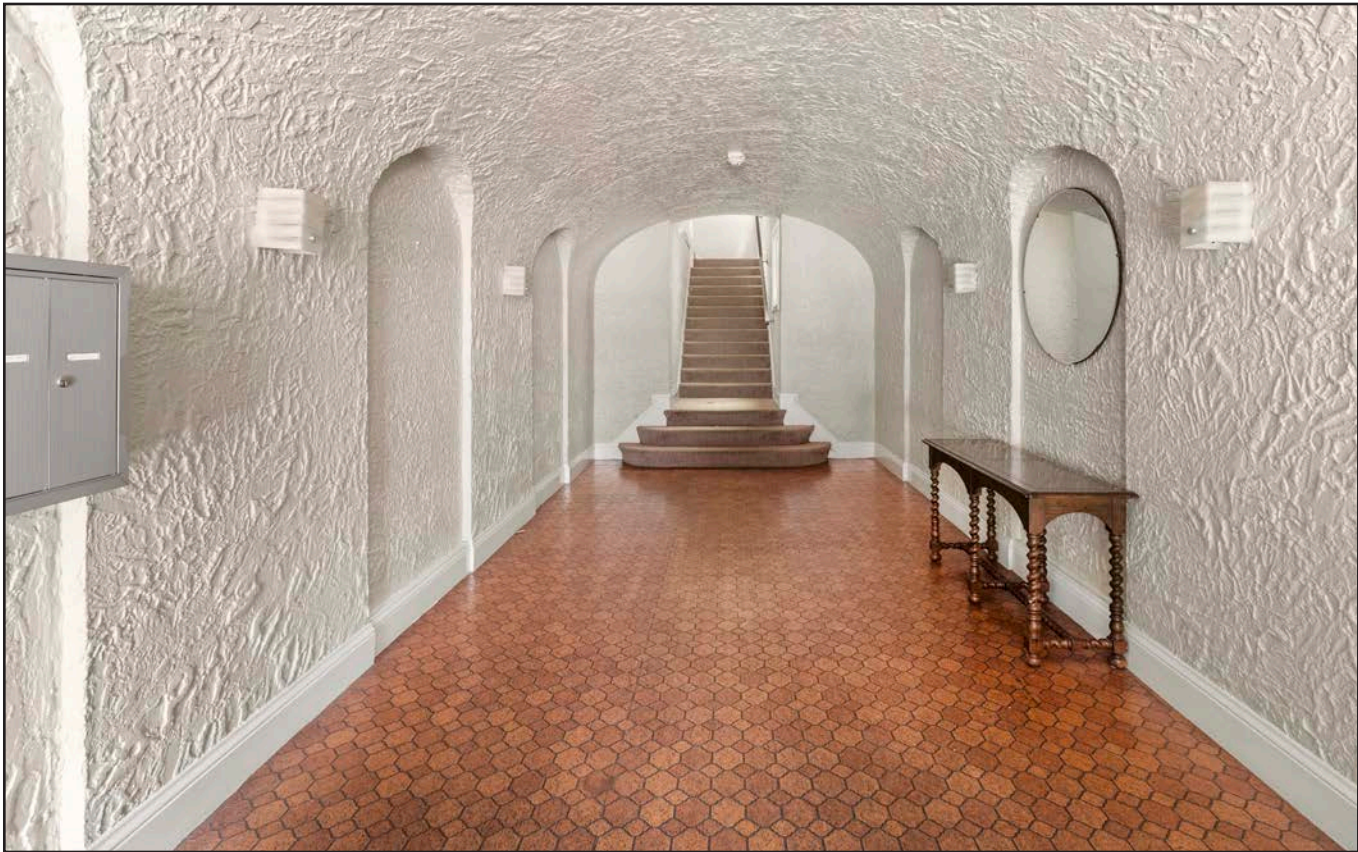
Foundation	Concrete
Electrical Svc	Circuit Breakers, 400 amps
Heat	Steam
PGE	Separate Meters
Roof	Bitumen, approx. 5 years old
Soft Story	Completed 2017
Fire Alarms	Not updated



FINANCIAL OVERVIEW

Rent Roll

Unit	Unit Type	Rent	Proforma	Move-In Date	Notes
1	1 bed/1 bath	\$2,879	\$3,750	8/1/2011	
2	1 bed/1 bath	\$3,300	\$3,750	10/15/2024	Updated
3	1 bed/1 bath	\$3,234	\$3,750	11/1/2021	Updated
4	1 bed/1 bath	\$2,641	\$3,750	4/15/2021	
5	1 bed/1 bath	\$3,234	\$3,750	12/1/2020	Updated, Includes parking
6	1 bed/1 bath	\$3,072	\$3,750	4/1/2021	Updated, Includes parking
Total Monthly Income		\$18,358	\$22,500		
Total Annual Income		\$220,301	\$270,000		23% Upside



FINANCIAL OVERVIEW

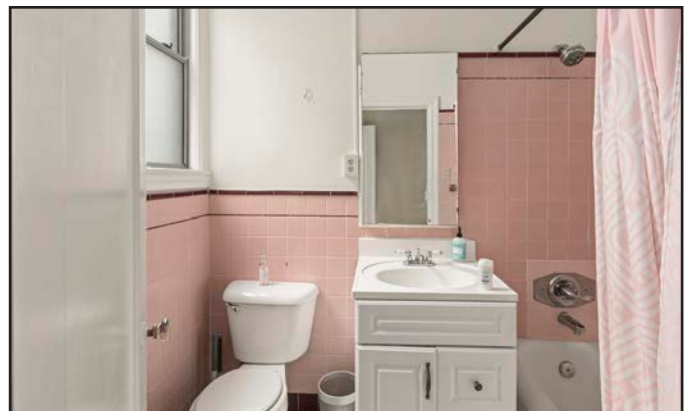
Estimated Expenses	Annual	Notes
Property Taxes	\$37,798	1.18% of list price
Insurance	\$7,619	P&L 2024
PGE	\$4,970	P&L 2024
Water	\$4,363	P&L 2024
Garbage	\$7,744	P&L 2024
Repairs & Maintenance	\$6,000	Estimated \$1,000/unit
Management	\$8,812	Estimated 4% of gross income
Reserves	\$600	Estimated \$100/unit
Janitorial	\$1,920	P&L 2024
Total Annual Expenses:	\$79,826	36% gross income

Financial Summary

Price:	\$3,250,000
Number of Units:	6
Price per foot	\$546/ft
Price per unit	\$541,667
Cap Rate	4.12%
Gross Rent Multiplier (GRM)	14.75

Projected Profit + Loss	Current
Scheduled Gross Income:	\$220,301
Less Vacancy Rate: (3%)	(\$6,609)
Gross Operating Income:	\$213,692
Less Expenses (Est):	(\$79,826)
Net Operating Income (NOI):	\$133,867

PHOTOS INTERIOR



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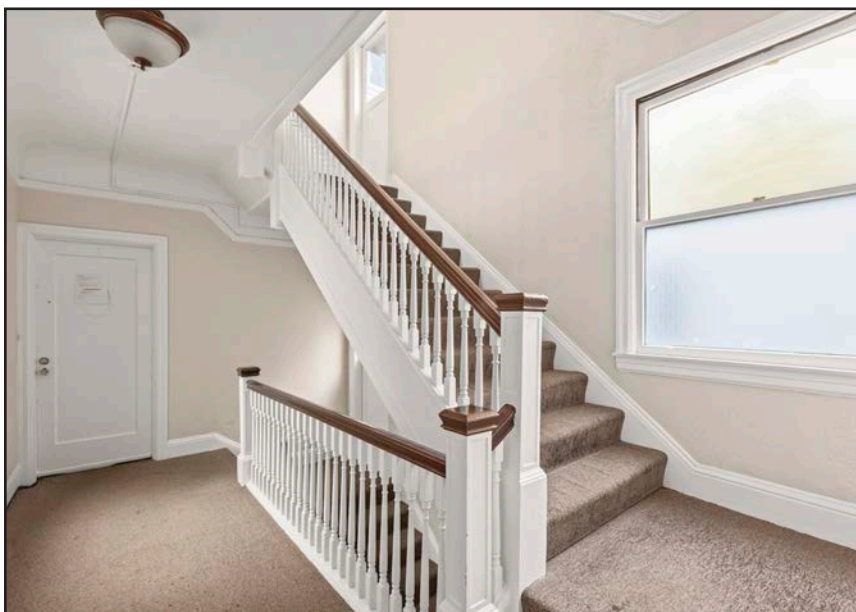
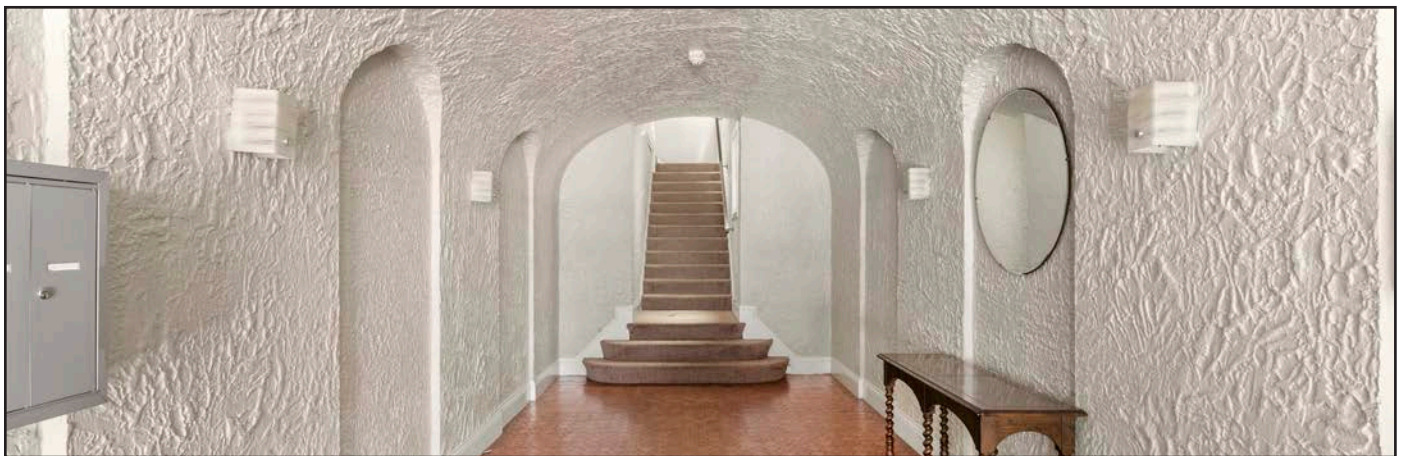
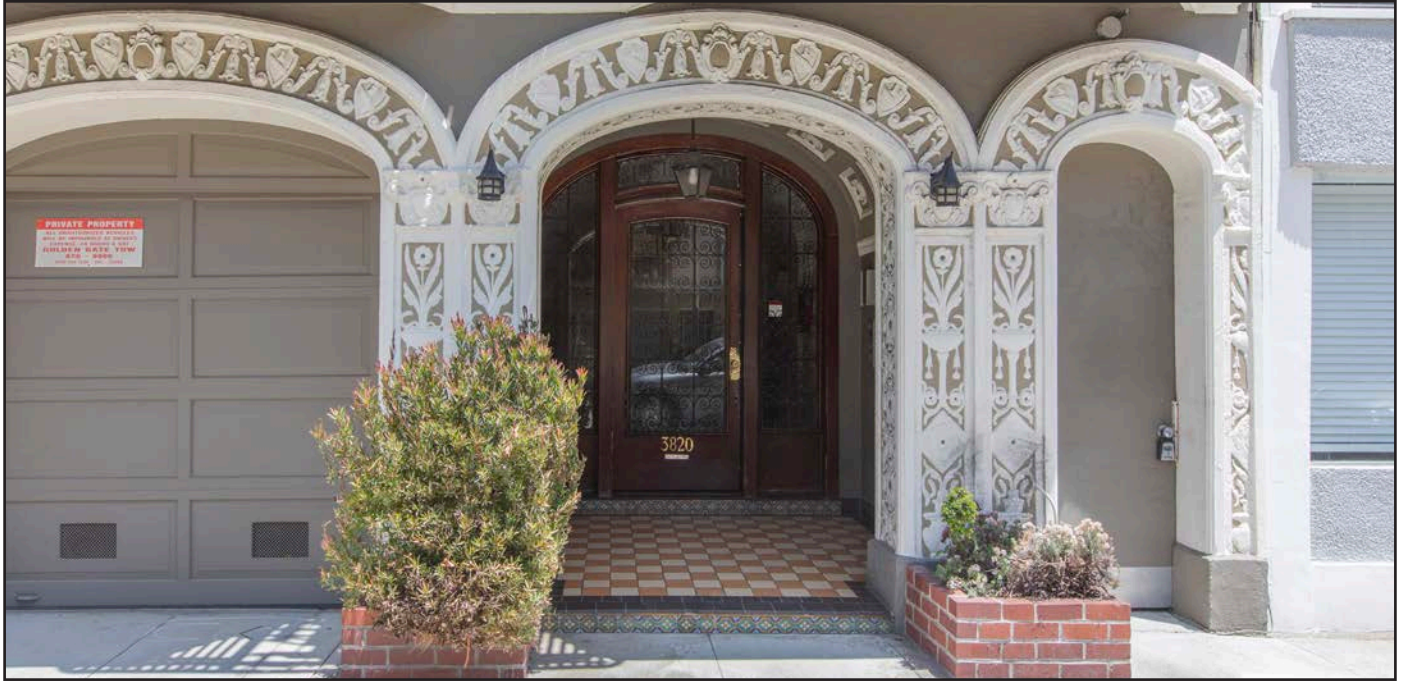
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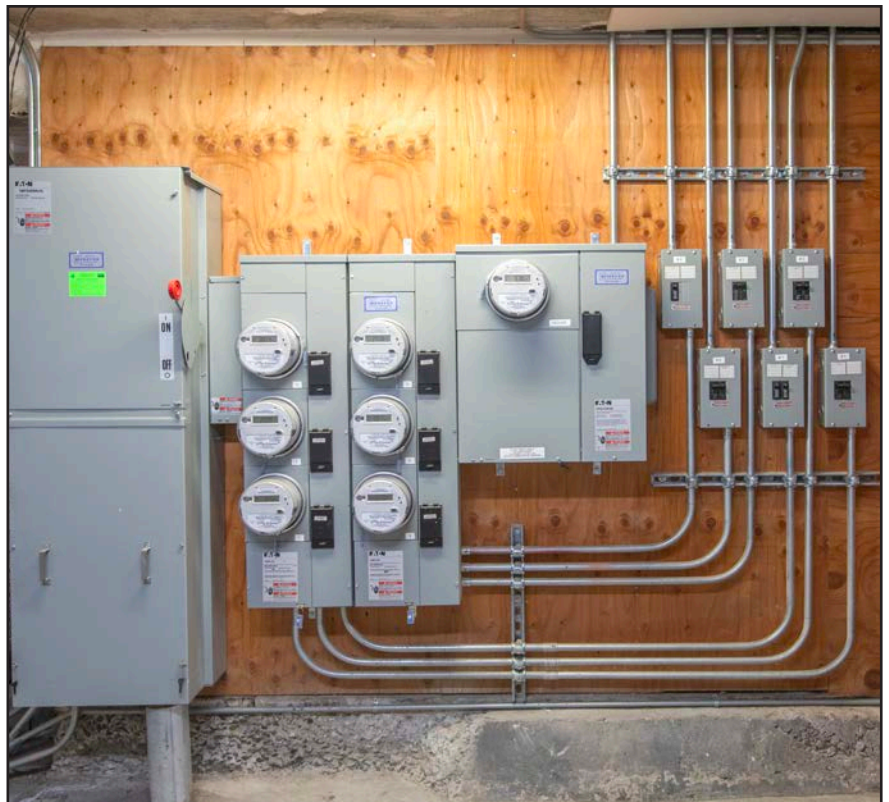
PHOTOS INTERIOR



COMMON AREAS



PHOTOS UTILITIES



NEIGHBORHOOD



NEIGHBORHOOD



3820 DIVISADERO STREET

COMPASS COMMERCIAL



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